

2010 Florida Building Code (Residential) Effective: March 15, 2010

This presentation was for the Homebuilders Association that met with Development Services staff April 19th, 2012. The presentation is not inclusive of all changes made in the 2010 FBC.



Administration

R101.2 Scope – The provisions of the Florida Building Code, Residential shall apply to the construction, alteration, movement enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

New Definitions

- Grade plane is defined as a reference the average of the finished ground level adjoining the building at all exterior walls.
- Attic, Habitable. A finished or unfinished area, not considered a story, complying with all the following requirements:
 - The occupiable floor area is at least 70 sq feet
 - The occupiable floor area has a ceiling height of 7 feet
 - The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

Wind Speed Maps – ASCE 7-2010

- [Link to maps](#)

TABLE R301.2.1.1

WIND SPEEDS CONVERSIONS

V-ult	100	110	120	130	140	150	160	170	180	190	200
V-nominal	78	85	93	101	108	116	124	132	139	147	155

Protection of Ventilation Openings

- Ventilation openings in an exterior wall into an attic space in buildings located in windborne debris regions shall have opening protection. Such openings into an attic shall meet the requirement of AMCA 540 or shall be protected by impact resistant cover complying with an approved impact-resistant standard or large missile test of ASTM E1996

Revised Windborne debris protection fastening schedule for wood structural panels

- Removed fastener spacing on panels less than 2 ft and changed it to panels less than or equal to 4 ft (redundancy).
- Table based on 33 ft mean roof height
- Fasteners shall be installed 1-inch from the edge of panel
- Anchors shall penetrate through the exterior wall covering with an embedment length of 2-inches and fasteners shall be located a minimum of 2-1/2 inches from the edge of concrete block or concrete.

Revised the threshold for story height

- For the purposes of determining uplift, gravity and lateral bracing requirements, an attic shall be considered an additional story when the roof slope is 6 in 12 or greater.

Duct Penetration

R302.5.2 - Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel, 1-inch minimum rigid nonmetallic Class) or Class 1 duct board, or other approved material and shall have no openings into the garage.

Added Table R302.6

Dwelling/Garage Separation

Separation	Material
From the residence and attics	Not less than ½ inch gypsum board or equivalent applied to garage side
From all habitable rooms above the garage	Not less than 5/8-inch TYPE X gypsum board or equivalent
Structures supporting floor/ceiling assemblies used for separation.	Not less than ½-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on same lot	Not less than ½-inch gypsum board or equivalent applied to interior side of exterior walls that are within this area.



Recessed Luminaries

- Recessed luminaries installed in the building thermal envelope shall meet the requirements of the Florida Building Code, Energy Conservation.

Addition of Habitable Attics requiring emergency egress

- Section R310.1 – “Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.” A habitable attic is defined as “a finished or unfinished area, not considered a story, complying with all of the following requirements:
- The occupiable floor area is at least 70 sq ft in accordance with Section R304.
- The occupiable floor area has a ceiling height in accordance with Section R305 (ceiling height of 7 feet; rooms with sloped ceiling at least 35 sq feet must have a ceiling height of 7 feet).
- The occupiable space is enclosed by the roof assembly above, knee wall (if applicable) on the sides and the floor-ceiling assembly below.

Minimum Opening for Emergency Openings

- Shall have a minimum net clear opening of 5.7 sq ft.
Exception: Grade floor openings shall have a minimum net clear opening of 5 sq ft.
 - Minimum net clear opening height shall be 24-inches
 - Minimum net clear opening width shall be 20-inches
- Note: minimum heights and widths do not give the require net clear opening requirements

Required Egress Doors

- Section 311.2 added an exception for buildings that are 400 sq ft or less and that are intended for use in conjunction with one and two family residences are not subject to the door height/width requirements of the code.

Change to minimum stair treads

- R311.7.4.2 – The minimum tread depths shall be 10-inches. Note: 2007 Residential Code allowed 9-inches.
- Maximum riser height is still 7-3/4 inches
- The magic intolerance measurement is still only 3/8-inch (riser heights and treads depths) within any flight of stairs.

Revised the requirement for carbon monoxide alarms

- R315 – Every separate building or an addition to an existing building for which a permit for new construct is issued and having a fossil-fuel burning heater or appliance, a fireplace, an attached garage, or other feature that emits carbon monoxide shall have an operation carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes and shall satisfied by provide for one of the following:
 - Hard-wired carbon monoxide alarm
 - Battery powered monoxide alarm
 - Hard-wired combination carbon monoxide and smoke alarm
 - Battery-powered combination carbon monoxide and smoke alarm.

Protection against decay and termites

- R318.6 – Protection against decay and termites. Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot away from the structure sidewall, whether by underground piping, tail extensions or splash blocks. Gutters with downspouts are required on all buildings with eaves less than 6-inches horizontal projection EXCEPT for gable end rakes or on a roof above another roof.

Address Numbers

- R319.1 – Buildings shall have approved address numbers, building numbers or approved identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4-inches with a minimum stroke width of $\frac{1}{2}$ inch. Where access is by means of private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Soffit Materials

- Manufactured soffit material and systems shall be subject to statewide or local product approval system.
- Individual manufactured soffit pieces shall be permanently marked at not more than four feet on center with a number or marking that ties the product back to the manufacturer.
- Must be installed with manufacturer's installation instructions (must be on job site)



2010 Florida Building Codes

Available for read only at:

www.floridabuilding.org

Should you have questions about this presentation, please contact us by one of the following ways:

Email- developmentservices@santarosa.fl.gov

Phone- 850-981-7000